

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, November 13, 2012 at Shelton City Hall, Room 303, 7:00 p.m., 54 Hill Street, Shelton, CT 06484.

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Old Business

A. Applications for Certificate of Zoning Compliance

- 1. 6271 – Aquarion Water Co. No. 25 Village Dr. replace pressure regulator for water distribution
- 2. 6242 – Allstate Insurance, 5 Commerce Dr. business/sign
- 3. 6480 – A. Pappajohn Comp., 6 Armstrong Rd. business
- 4. 6383 – R. D. Scinto, 2 Corporate Dr. business
- 5. 6380 – R. D. Scinto, 4 Corporate Dr. business
- 6. 6474 – Signs Unlimited, 821 Bpt. Ave. sign
- 7. 6505 – Five Guys, 825 Bpt. Ave. business/sign
- 8. 6479 – CT Chocolate Pie, 435 Coram Ave. sign
- 9. 6482 – Wal-Mart, 465 Bpt. Ave. extended hrs.
- 10. 6481 – Kimberly MacDougall, 549 Howe Ave. business
- 11. 6494 – Natural Graphics, 185 Canal St. sign

B. **Application #12-17**, Country Club of CT, LLC for Planned Development District zone change: (Final Development Plans: 36 unit cluster residential development), CAM Site Plan, Revision to Future Land Use Category for the 2006 POCD, 550 River Road and a portion of adjacent property (Map 53, Lot 55 and Map 54, Lot 43), R-1SDA and IA-3 (public hearing closed on 10/24/12)

C.



Application #12-20, Blakeman

Construction, LLC for Special Exception/Site

Plan Approval (conversion of mix use building to 14 unit apartment complex), 11 Leavenworth Road (Map 146, Lots 17 and 18) CA-3 District (public hearing closed on 10/24/12)

D.



Proposal of the Shelton PZC for an

Amendment to the Building Zone Map by

changing existing IA-2 District to RFD (River Front District) for property located at 6 Bridge Street (Spongex Building), (Map 129, Lot 21) (public hearing closed on 10/24/12)

- V. New Business

A. ■ Application #12-22, George and Nancy Bernsten for Final Subdivision Approval (River Run: 2 Lots), 1017 Howe Avenue (Map 146, Lot 22), R-1 District: accept, discussion and possible decision

B. ■ Application #12-23. Ahold USA Retail, LLC for Final Site Development Plan Approval (Stop and Shop Fueling Facility), 900 Bpt. Avenue (Map 9, Lot 15): accept for review

VI. Public Portion: anyone wishing to address the Commission on any item not on the Agenda

VII. Other Business

A. ■ Approval of Minutes: 9/11/12, 9/26/12, 10/9/12, 10/16/12 and 10/24/12

B. ■ 2013 Meeting Schedule

C. ■ Payment of Bills

D. ■

Staff Report

E. ■

Comments from Chairman and
Subcommittee Chairs

VIII. Adjournment